

## MEMORANDUM

December 9, 2009

TO: Planning Board  
FROM: Planning Staff

RE: Regular December Planning Board Meeting



The regularly scheduled Planning Board meeting to be held on December 15<sup>th</sup>, 2009 has been cancelled.

Planning Staff would like to thank the entire Planning Board for your hard work and attendance over the past year. We have accomplished many great things in 2009. Planning Department Staff commends you on your vision, involvement and actions to help keep Conover a great place live, work and play.

The upcoming year will be a very busy year for all of us with several major goals we need to accomplish. The Planning Board / Stormwater Advisory Board will be playing a key role in several of these goals, especially regarding the Conover Station redevelopment. Some of the highlights on our 2010 "To Do" list include:

- Drafting, reviewing, analyzing, soliciting public input and approving a **Master Plan for Conover Station**. This Master Plan will be a guiding document providing both text and illustrations to display the City's vision for how the site will develop. The Brownfield Real Estate Company (TBREC), which is private firm that has had an option to purchase the property since 2007 no longer has that option and will no longer be a part of Conover Station's redevelopment. This means that they are no longer responsible for developing the Master Plan, which was a requirement of their contract to purchase. Planning Department Staff, along with the Planning Board's guidance, will now be the primary author of the plan. This will be a significant undertaking. We are enthusiastic for the opportunity and confident that we are fully capable of drafting a dynamic planning document that will serve not only the site, but our entire Downtown for years.
- Text Amendments to Code. Staff continually researches ways to amend and better the Zoning Ordinance. Text amendments to the Zoning Ordinance will be brought to the Planning Board over the next year. Specifically, the re-write to the **parking code**, of which we recently reviewed as an informational item.
- The City's five year **Phase II Stormwater Permit** will expire in 2010. We are awaiting correspondence from NCDENR on what the upcoming permit will require of the City. The Stormwater Advisory Board will be asked to review, comment and provide a public forum for any upcoming changes.